

Energy performance certificate (EPC)

Bird In The Hand 100-102 Gidlow Lane WIGAN WN6 7DY	Energy rating	Valid until: 28 March 2032
	B	Certificate number: 7978-1154-2913-7909-2188

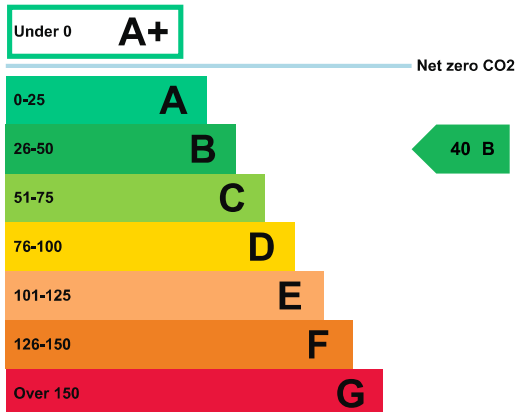
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	292 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

88 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	76.04
Primary energy use (kWh/m ² per year)	438

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0974-8505-2143-0795-6702\)](/energy-certificate/0974-8505-2143-0795-6702).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Holdbrook
Telephone	07506448329
Email	dan@lens-media.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/005548
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lens
Employer address	99 Knutsford Road, Grappenhall, Warrington, WA4 2NS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2022
Date of certificate	29 March 2022